

Minutes
Woodbury City Combined Planning/Zoning Board

July 18, 2012

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, July 18, 2012 in the Woodbury City Hall Council Chambers. The proceedings of the meeting are taped and available for public inspection at the Office of the Administrative Officer. Copies of resolutions of approval or denial are on file with the Administrative Officer.

Chairman John Belko opened the meeting at 7:29 pm.

Chairman Belko announced it was a regularly scheduled meeting of the Woodbury Combined Planning/Zoning Board and was duly noticed as required by The Open Public Meetings Act.

The Pledge of allegiance.

Roll Call made by Mr. Bosworth

Present: Mayor Ronald Riskie
Councilman Frank Connor
Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Joseph DiMartile
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Mr. Ryan Lange
Mr. Charles Mattern

Staff: Mr. Mark Shoemaker, Esq.-Board Solicitor
Mr. Timothy Kernan-Board Planner
Mr. Carl Gaskill-Board Engineer
Mr. John Leech-Board Secretary

Minutes:

A motion to approve the minutes for the meeting held on June 20, 2012 was made by Mayor Riskie, seconded by Vice-Chairman Langi and the motion passed unanimously.

Old Applications: P/Z-16-11 117 Hibernia Avenue, LLC- Minor Site Plan Approval

Mr. Charles Wiggington, Esq. is representing the applicant Mr. Marc Cafone. Mr. Wiggington introduced Mr. Cafone and Mr. Michael Dipple, PE of L2A Land Design to the Board. Mr. Cafone and Mr. Dipple were sworn in for testimony by Mr. Shoemaker. Mr. Wiggington and Mr. Dipple gave the Board an overview of the Site Plan they are submitting.

Mr. Kernan and Mr. Gaskill discussed their review letters with the Board and applicant.

A motion to open the meeting to the public was made by Vice-Chairman Langi, seconded by Councilman Connor and passed unanimously.

No one spoke.

A motion to close the meeting to the public was made by Mr. Meagher, seconded by Councilman Connor and passed unanimously.

A motion to approve the application based on the recommendations of their expert witness that was provided to the Board and compliance with what has to be done for final approval of storm water, parking, lighting, trash, slopping and the encroachment as well as the recommendations of the Board Solicitor, Planner and Engineer was made by Mayor Riskie, seconded by Vice-Chairman Langi and a roll call vote taken:

Mayor Riskie-Yes	Vice-Chairman Langi-Yes	Mr. Meagher-Yes
Councilman Connor-Yes	Mr. Pafumi-Yes	Mr. White-Yes
Chairman Belko-Yes	Mr. DiMartile-Yes	Mr. Bosworth-Yes

The motion passed 9-0

Certificate of Appropriateness: Mr. Haase gave a review of the Woodbury Historic Preservation Committees actions on the following application.

22 Euclid Street: Applicant-John DeSimone (Painting of exterior woodwork)

A motion to approve the HPC application for 22 Euclid Street was made by Mayor Riskie and seconded by Mr. Pafumi. Mr. Haase abstained from voting. The motion passed unanimously.

Old Applications: P/Z-5-12 Senior Green Urban Renewal Associates LLC-Final Major Site Plan

Ms. Cathy Renner, Esq is representing the applicant Mr. Kevin Kavanaugh. Ms. Renner introduced Mr. Kavanaugh and Mr. Jeffery Lewis, PA to the Board. Mr. Kavanaugh and Mr. Lewis were sworn in for testimony by Mr. Shoemaker.

Ms. Renner, Mr. Lewis and Mr. Kavanaugh gave the Board an explanation of the trash removal process, parking, parking lot layout and the amount of parking that may be needed. The applicant also discussed the building façade and materials.

Mr. Kernan and Mr. Gaskill discussed their review letters with the Board and applicant.

A motion to open the meeting to the public was made by Mr. Meager, seconded by Councilman Connor and passed unanimously.

No one spoke.

A motion to close the meeting to the public was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

A motion to approve the application for final site plan with the recommendations of the Board Planner, Solicitor and Engineer as noted with sign approval to be decided later was made by Mayor Riskie, seconded by Vice-Chairman Langi and a roll call vote taken:

Mayor Riskie-Yes	Vice-Chairman Langi-Yes	Mr. Meagher-Yes
Councilman Connor-Yes	Mr. Pafumi-Yes	Mr. White-Yes
Chairman Belko-Yes	Mr. DiMartile-Yes	Mr. Bosworth-Yes

The motion passed 9-0

New Applications: P/Z-7-12 LN Gold Enterprises LLC-Site Plan Waiver with use and bulk

Mr. John Falciani, Esq. is representing the applicant Mr. Leo Gold and Mrs. Nancy Gold. Mr. Falciani introduced Mr. & Mrs. Gold and Mr. William Lammey, PA to the Board. Mr. & Mrs. Gold and Mr. Lammey were sworn in for testimony by Mr. Shoemaker.

Mr. Falciani, Mr. & Mrs. Gold and Mr. Lammey explained to the Board the intended use of the property. The applicants gave a brief review of the existing conditions at the property and the proposed changes that would be made.

Mr. Kernan and Mr. Gaskill discussed their review letters with the Board and applicant.

A motion to open the meeting to the public was made by Mr. Meager, seconded by Mr. DiMartile and passed unanimously.

No one spoke.

A motion to close the meeting to the public was made by Mr. Meagher, seconded by Mr. DiMartile and passed unanimously.

A motion to approve the application with all of the stipulations that were agreed on, fixing of the curb, 9 parking spaces and the asphalt parking strips was made by Mr. Pafumi, seconded by Mayor Riskie and a roll call vote taken:

Mayor Riskie-Yes	Vice-Chairman Langi-Yes	Mr. Meagher-Yes
Councilman Connor-Yes	Mr. Pafumi-Yes	Mr. White-Yes

Chairman Belko-Yes

Mr. DiMartile-Yes

Mr. Bosworth-Yes

The motion passed 9-0

New Business: Discussion of Woodbury Neighborhood Conservation Plan

Mr. Kernan gave the Board a synopsis of his memo and the City of Woodbury's Neighborhood Conservation Plan. The Board discussed the Plan. If anyone has any comments they should be e-mailed to Mr. Bosworth by Monday, July 23, 2012.

Resolutions:

Resolution **HPC #13-2012**. A resolution issuing a Certificate of Appropriateness for the property located at 32 Newton Avenue.

A motion to approve Resolution **HPC #13-2012** was made by Mayor Riskie and seconded by Vice-Chairman Langi. Chairman Belko and Mr. Haase abstained from voting. The motion passed unanimously.

Resolution **#P/Z-20-2012**. A resolution approving application **#P/Z-6-12**.

A motion to approve Resolution **#P/Z-12-2012** was made by Mayor Riskie and seconded by Vice-Chairman Langi. Chairman Belko and Mr. Meagher abstained from voting. The motion passed unanimously.

The Mayor reminded everyone that the Greater City of Woodbury Arts Council will have a festival September 29, 2012 and the Woodbury Merchants will have a Labor Day Car Show. The Mayor gave an update on the Bottom Dollar store and RPM Developers.

There was no one in the public, so the floor was not opened.

A motion to adjourn the meeting was made by Mr. Pafumi, seconded by Mr. Bosworth and passed unanimously.

The meeting ended at 10:14 pm.

Respectfully submitted
John Leech